

Monday, September 12, 2016

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. This time is only an estimate and is not to be considered as time guaranteed. The public and applicants are advised to arrive early.

ROLL CALL:

PRESENT: Leslie Terry, Glenn Marshall, Melissa Guise, and Ellen Carroll

ABSENT: None

****EXPERIENCED TECHNICAL DIFFICULTIES! ****

Chairperson Carroll: opens meeting.

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

Chairperson Ellen Carroll: opens and closes public comment with no one coming forward.

CONSENT AGENDA

Chairperson Carroll: opens Consent Agenda public comment and closes with no one coming forward.

Ms. Guise: request to pull item #4, **David & Lynn Hixson**, for discussion.

2. A request for a Third Time Extension by **M. DALE and WANDA FEDERER** for a Vesting Tentative Parcel Map (CO 04-0186) to subdivide an existing 1.1 acre parcel into four parcels ranging in size from 8,700 square feet to 13,000 square feet each for the purpose of sale and/or development. The project includes off-site road improvements to Orchard Road and Frank Court. The proposed project is within the Residential Single Family land use category and is located at 233 Frank Court, east of Orchard Road, in the community of Nipomo. The site is in the South County Inland Sub-area in the South County Planning Area. A Negative Declaration was approved by the Subdivision Review Board on June 6, 2005.

County File Number: SUB2004-00164
Supervisory District: 4
Project Manager: Jo Manson

Assessor Parcel Number: 092-573-022
Date Accepted: N/A
Recommendation: Approval

Consent item 2, a request for a Third Time Extension by M. DALE and WANDA FEDERER is approved via voice vote by the County Subdivision Review Board and available on file at the office of the Planning and Building Department.

Motion by: Leslie Terry

Second by: Melissa Guise

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Guise, Melissa	x			
Marshall, Glenn	x			
Terry, Leslie	x			

3. A request for a Second Time Extension by **CARLOS CASTANEDA, JR.** for a Vesting Tentative Parcel Map (CO 05-0207) to subdivide an existing .56 acre parcel into three parcels of 6,526, 7,004 and 10,892 square feet each for the purpose of sale and/or development. The project also includes a request for an exception to the setback standards included in Section 22.10.140 of the Land Use Ordinance to allow a 24 foot, 7 inch front setback for an existing residence instead of the required 25 foot front setback. The project includes off-site road improvements to 16th Street. The proposed project is within the Residential Single Family land use category and is located on the west side of 16th Street (at 1350 16th Street), between Wilmar Avenue and The Pike in the community of Oceano. The site is in the San Luis Bay Inland Sub-area in the South County Planning Area. A Class 15 Categorical Exemption was issued on May 2, 2006.

County File Number: SUB2005-00115

Supervisory District: 4

Project Manager: Jo Manson

Assessor Parcel Number: 062-282-007

Date Accepted: N/A

Recommendation: Approval

Consent item 3, a request for a Second Time Extension by CARLOS CASTANEDA, JR. is approved via voice vote by the County Subdivision Review Board and available on file at the office of the Planning and Building Department.

Motion by: Leslie Terry

Second by: Melissa Guise

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Guise, Melissa	x			
Marshall, Glenn	x			
Terry, Leslie	x			

****PULLED FOR DISCUSSION ****

4. A request for a Second Time Extension by **DAVID and LYNN HIXSON** for a Tentative Parcel Map (CO 04-0156) to subdivide an existing 10.05 acre parcel into two parcels of 5 acres and 5.05 acres for the purpose of sale and/or development and designate the project site as a TDC Receiver Site. The

project includes off-site road improvements to Templeton Road. The proposed project is within the Residential Rural land use category and is located at 2975 Templeton Road approximately .75 miles east of the city of Atascadero. The site is in the El Pomar-Estrella Sub-area in the North County planning area. A Mitigated Negative Declaration was approved by the Subdivision Review Board on May 1, 2006.

County File Number: SUB2004-00088
Supervisory District: 1
Project Manager: Jo Manson

Assessor Parcel Number: 034-261-009
Date Accepted: N/A
Recommendation: Approval

Melissa Guise: reiterates that this project is not consistent with our clean air plan.

Consent item 4, a request for a Second Time Extension by DAVID and LYNN HIXSON is approved via voice vote by the County Subdivision Review Board and available on file at the office of the Planning and Building Department.

Motion by: Leslie Terry
Second by: Glenn Marshall

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Guise, Melissa		x		
Marshall, Glenn	x			
Terry, Leslie	x			

5. A request for a Third Time Extension by **GENE and BARBARA BILYEU** for a Tentative Parcel Map (CO 04-0574) to subdivide an existing 2.5 acre parcel into two parcels of 1.25 acres each for the purpose of sale and/or development. The proposed project is within the Residential Suburban land use category and is located at 1085 Vineyard Drive in the community of Templeton. The site is in the Salinas River Sub-area in the North County Planning Area. A General Rule Exemption was issued on April 5, 2005.

County File Number: SUB2004-00213
Supervisory District: 1
Project Manager: Jo Manson

Assessor Parcel Number: 039-281-027
Date Accepted: N/A
Recommendation: Approval

Consent item 5, a request for a Third Time Extension by GENE and BARBARA BILYEU is approved via voice vote by the County Subdivision Review Board and available on file at the office of the Planning and Building Department.

Motion by: Leslie Terry
Second by: Melissa Guise

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Guise, Melissa	x			
Marshall, Glenn	x			
Terry, Leslie	x			

6. A request for a Third Time Extension by **MARY MATAKOVICH** for a Vesting Tentative Parcel Map/Development Plan/Coastal Development Permit (CO 05-0183) to subdivide an existing 8,083 square foot parcel into three parcels of 1,478, 1,345, and 1,618 square feet each for the purpose of sale and development and one common lot of 3,642 square feet and construction of three residential dwelling units of 1,645 square feet each. The project will result in the disturbance of approximately 6,640 square feet of an 8,083 square foot parcel. The proposed project is within the Residential Multi-Family land use category and is located at 250 Laurel Street, in the community of Avila Beach. The site is in the San Luis Bay (Coastal) planning area. The project was found to be consistent with the Avila Beach Specific Plan EIR on September 12, 2005.

County File Number: SUB2004-00379

Supervisory District: 3

Project Manager: Jo Manson

Assessor Parcel Number: 076-201-078

Date Accepted: N/A

Recommendation: Approval

Consent item 6, a request for a Third Time Extension by MARY MATAKOVICH is approved via voice vote by the County Subdivision Review Board and available on file at the office of the Planning and Building Department.

Motion by: Leslie Terry

Second by: Melissa Guise

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Guise, Melissa	x			
Marshall, Glenn	x			
Terry, Leslie	x			

HEARINGS

7. A request by **ARMREL BEECHAM** for a Lot Line Adjustment / Coastal Development Permit (COAL 16-0137) to adjust the lot lines between two parcels of 46.16 acres and 59.34 acres, resulting in two parcels of 52.86 acres and 52.64 acres. The adjustment will not result in the creation of any additional parcels. The property is within the Agriculture land use category and is located at 3030 & 3070 Clark Valley Road approximately 2 miles south of Los Osos Valley Road, and approximately 2.6 miles southeast of the Los Osos urban reserve line. The site is in the Estero planning area. Also to be considered is the approval of the environmental determination. This project is exempt under CEQA.

County File Number: SUB2015-00072

Supervisory District: 2

Project Manager: Cody Scheel

APN(s): 067-161-005 & 007

Date Accepted: July 12, 2016

Recommendation: Approval

Cody Scheel, Project Manager: presents staff report via power point.

Chairperson Carroll: opens public comment with no one coming forward.

The Subdivision Review Board notes a Class 5 Categorical Exemption (pursuant to CEQA Guidelines Section 15305) was issued on September 12, 2016 (ED16-038) and approves Document Number: 2016-013_SRB granting Lot Line Adjustment / Coastal Development Permit (SUB2015-00072/COAL 16-0137) to ARMREL BEECHAM based on the Findings A through D. in Exhibit A and subject to the Conditions 1 through 10 in Exhibit B. adopted.

Motion by: Melissa Guise

Second by: Glenn Marshall

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	X			
Guise, Melissa	X			
Marshall, Glenn	X			
Terry, Leslie	X			

PLANNING STAFF UPDATES

8. This is the time staff provides updates to the Review Authority for items not on the agenda.

None.

ADJOURNMENT

Next Scheduled Meeting: November 7, 2016, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Nicole Retana, Secretary
Subdivision Review Board

Minutes will approved at the December 5, 2016 Subdivision Review Board meeting.